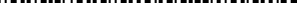
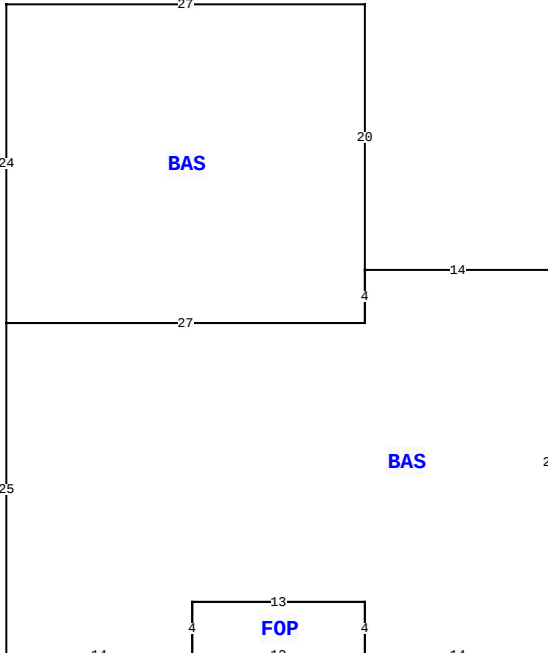


DUKE H WAYNE JR/DUKE CYNTHIA B
132 SW WREN CT
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 100		0100	01	1,693	103.6840	116.13	196,608	1986	1986		0		0 35.00	65.00	STANDARD												
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2011										Heated Area: 1677					HX Base Yr 2011					Tax Group: 2 Tax Dist:					
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE					127,795										
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					5,550										
Interior Floor	14	CARPET 90												TOTAL LAND VALUE - MARKET					15,750										
Interior Floor	08	SHT VINYL 10												TOTAL MARKET VALUE					149,095										
Air Condition	03	CENTRAL 100												SOH/AGL Deduction					59,727										
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE					89,368										
Bedrooms		2 100												TOTAL EXEMPTION VALUE					HX HB		50,722								
Bathrooms		2 100												BASE TAXABLE VALUE					38,646										
Frame	01	NONE 100												TOTAL JUST VALUE					149,095										
Stories	1.	1. 100												NCON VALUE					0										
Architectural Units	05	CONV 100		INCOME VALUE																									
Condition Adj	03	03 100		PREVIOUS YEAR MKT VALUE					149,095																				
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	0100		SINGLE FAMILY																										
MAP NUM		MKT AREA		06																									
NEIGHBORHOOD/LOC	1416.0100		1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	648	100		648	48,914																								
BAS	1,029	100		1,029	77,674																								
FOP	52	30		16	1,208																								
TOTALS	1,729			1,693	127,795																								
EXTRA FEATURES				132 SW WREN CT, LAKE CITY										BLD DATE				LGL DATE		04/21/2023		MLU							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	970														
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200														
3	0210	GARAGE U	0 100	24	24	576.00	UT	5.00	5.00	100	1994	1994	3	100	2,880														
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300														
5	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200														
LAND DESCRIPTION										TOTAL OB/XF										5,550									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0140	C	SFR GOLF	100			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750												